

1 BED GROUND FLOOR FLAT · INVESTMENT

Granary Court

Great Dunmow

1

BEDROOM

7.8%

GROSS YIELD

86 yrs

LEASE REMAINING

D

EPC RATING

OFFERS AROUND

£150,000

Leasehold · Chain free · Council tax band B
01279 295940 · blacksheepresidential.co.uk

01 · THE PROPERTY

Already let, ready to own

IN THE OWNER'S WORDS

"I've had these tenants since December and they've been the best by far. Quiet, reliable and no trouble at all. They'll be great tenants for the next owner and makes it a relatively risk free investment opportunity."

THE OWNER

A one bedroom ground floor flat in the Granary Court development, Great Dunmow, offered with the current tenant in place and no onward chain.

The layout offers a reception room, a modern fitted kitchen, a double bedroom and a bathroom, finished in neutral tones with wood effect flooring and newly fitted dark grey carpets in the lounge and hallway.

The flat has one allocated parking space and access to communal grounds, and lies within walking distance of Great Dunmow's shops, cafés and transport links, with the M11, A120 and Stansted Airport close by.





02 · THE INVESTMENT

Income from day one.

GROSS YIELD

7.8%

£11,700 a year rent on £150,000

NET YIELD

6.97%

After service charge and ground rent

ASKING PRICE Offers around £150,000

CURRENT RENT £11,700 a year
Tenant in place since December, per the owner

SERVICE CHARGE £1,200 a year

GROUND RENT £50 a year

NET INCOME £10,450 a year
Rent less service charge and ground rent

Yields are based on the asking price and current rent. Net yield deducts service charge and ground rent only, and excludes letting and management, insurance, maintenance, mortgage and purchase costs. Please verify tenancy and lease details with your conveyancer.

03 · INSIDE

Neutral, light and easy



Reception room 4.85 × 2.75 m 15'11" × 9'0"
Wood effect flooring and newly fitted dark grey carpet.

Kitchen 2.76 × 2.13 m 9'1" × 7'0"
A modern fitted kitchen.

Bedroom 3.67 × 2.56 m 12'0" × 8'5"
A double bedroom.

Bathroom 2.35 × 1.56 m 7'9" × 5'1"

Hallway 3.31 × 2.54 m max 10'10" × 8'4"
Newly fitted dark grey carpet.

04 · OUTSIDE

Communal grounds and parking



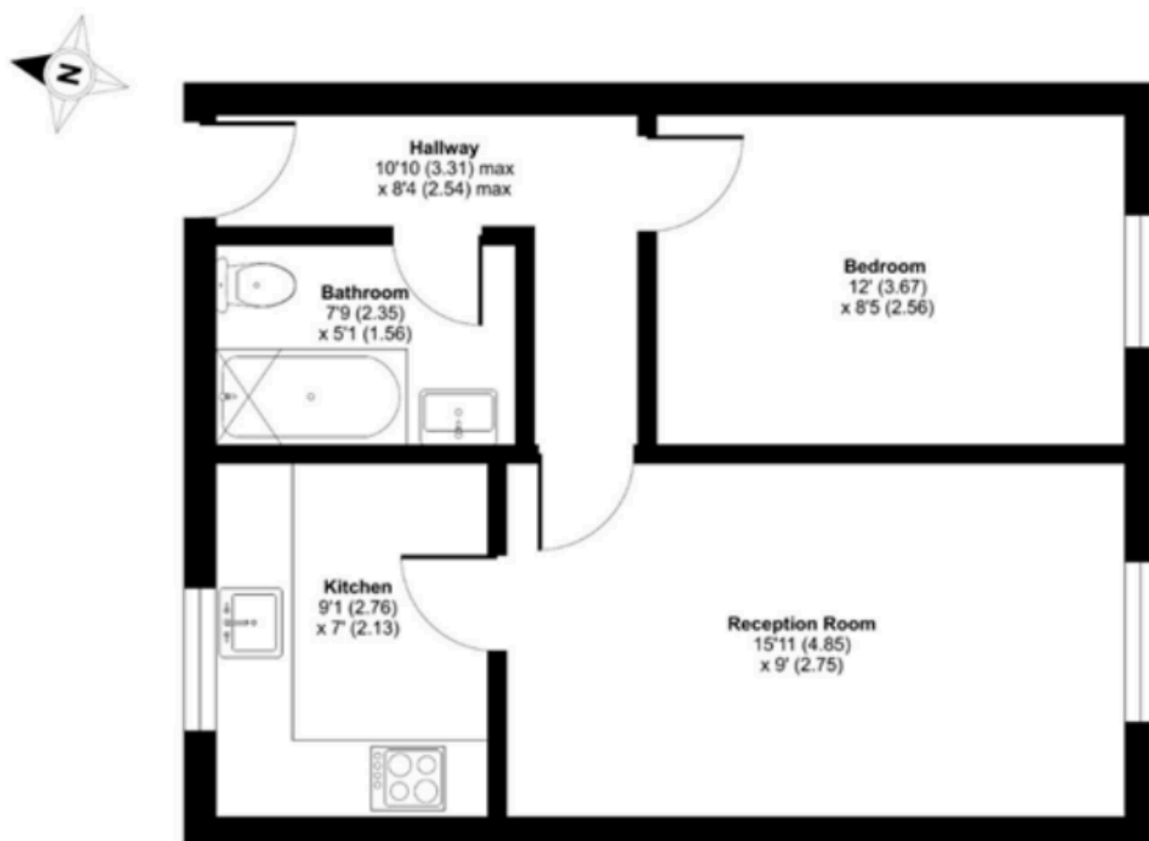
Granary Court is set within well kept communal grounds, with lawns and mature trees.



The flat comes with one allocated parking space.

05 · FLOORPLAN

How it all fits together



FLOOR

Ground

ground floor flat

ROOMS

1 bedroom

reception room, kitchen, bathroom

APPROX. TOTAL

39.1 sq m

421 sq ft gross internal area

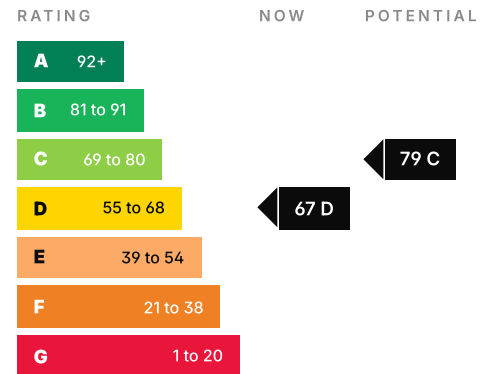
Floorplan for illustration only and not to scale. Measurements and areas are approximate.

06 · GOOD TO KNOW

The practical details

TENURE	Leasehold, 86 years remaining Lease start date and length to be confirmed
CHARGES	Service charge £1,200 a year. Ground rent £50 a year Review terms to be confirmed
COUNCIL TAX	Band B
PROPERTY	Ground floor flat, built in the 1980s
TENANCY	Sold with the tenant in place Tenancy type, start date and deposit details to be confirmed
CHAIN	Chain free
HEATING	To be confirmed
SERVICES	To be confirmed
BROADBAND	To be confirmed Check speeds at checker.ofcom.org.uk
PARKING	One allocated space
OUTSIDE	Communal grounds
ACCESSIBILITY	Not suitable for wheelchair users
FLOOD AND PLANNING	To be confirmed

ENERGY PERFORMANCE



Score 67 (D), potential 79 (C).
Valid until 11 March 2030.
Certificate 8310 6727 7000 0313 5206.

Information from the seller, Apex27 listing data, the EPC register and the floorplan. Items marked to be confirmed are being checked. Please check any point that matters to you with us and your conveyancer.

07 · LOCATION

A historic market town



Great Dunmow is an ancient, picturesque market town in the Uttlesford district of Essex, on the River Chelmer between Bishop's Stortford and Braintree. First established as a Roman settlement along Stane Street, its conservation area centre has timber framed, pastel coloured and thatched buildings around a sixteenth century Guildhall.

Today the town balances rural heritage with everyday convenience: independent high street shops, traditional pubs and quiet riverside walks. It is also home to the Dunmow Flich Trials, a tradition dating back to at least 1104 and held every four years.

GETTING AROUND

- ✓ Walking distance to the town's shops and cafés
- ✓ London Stansted Airport nearby
- ✓ M11 and A120 close by
- ✓ Transport links to London



08 · ARRANGE A VIEWING

Come and see it for yourself

Book a viewing

01279 295940

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Photographs in this brochure have been digitally enhanced, including lighting and sky, and the interior photographs have been digitally emptied of the occupier's belongings. Unedited photographs are available on request.